

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose Room
222 N. Chauncey Avenue
West Lafayette, Indiana
July 16, 2014

The meeting was called to order at 8:30 a.m.

The Pledge of Allegiance was recited.

Secretary Curtis called the role.

Present: Peter Gray, Johari Miller-Wilson, Bob Schauer, Larry Oates, Steve Curtis

Absent: Janet Elmore

Old Business:

Minutes

Commissioner Gray moved to approve the minutes of the June 18, 2014 Redevelopment Commission meeting. Commissioner Miller-Wilson seconded. The minutes were approved as written 5-0.

Project Updates

Public Works Director Dave Buck updated the Commission on the following projects:

- Happy Hollow Road Project – Project letting results were reviewed by Dave Buck. Rieth Riley Construction was the apparent low bidder with a bid of \$5,937,070.00. INDOT's award determination is still pending. Commission authorization to the Board of Works for approval of the INDOT invoice for the local portion will be requested later in today's meeting. Work with the MPO (Metropolitan Planning Organization) to increase programmed federal funding is ongoing.
- Cumberland Avenue Ph. III Project – A preconstruction meeting was held on June 30, 2014. Work at the Cumberland Elementary School parking lot and driveways has been started by Milestone Contractors. A revised Maintenance of Traffic Plan has been presented by Milestone which may be faster, less expensive and less inconvenient to traffic and residents.
- Salisbury Street Ph. III Project – Construction is going well. Northbound lanes have now been closed and southbound lanes are open. A change order for the project is anticipated for the August Redevelopment Commission meeting.
- Navajo St., Ph. I Project – Work is complete. A change order and final billings will be presented later in today's meeting.
- Mid-Block Crossings Project – Work at Salisbury Street and LaGrange Street has been completed. The Tapawingo crossing is also nearing completion. A decorative pavement marking for the new crosswalk is being researched. Change orders for the project are on today's agenda.

- Cattail Trail Extension Project – Project letting results were reviewed by Dave Buck. The apparent low bidder is Milestone Contractors with a bid of \$977,665.00. Commission authorization to the Board of Works for approval of the INDOT invoice for the local portion will be requested later in today's meeting. Also working with MPO to increase programmed federal funding on this project.

- 2014 Street Resurfacing Project – Rieth Riley began construction on July 7, 2014 and work is progressing. Work on Navajo, Grant, Stadium and Russell Streets is already at or near completion.

- Northwestern Avenue Safety Improvements Phase III – Rieth Riley has started work and making good progress. Center island curbs have been installed between Grant and Stadium. Signal construction is underway with underground foundations and conduit runs. Change orders 1-3 for the project are later on today's agenda.

At this point the meeting paused and the room was vacated due to a fire alarm. The meeting resumed at 8:52 and the secretary called the roll. All five voting members of the Commission were present.

Fire Chief Tim Heath updated the Commission on the following Project:

- Fire Truck Acquisition – Chief Heath explained the rerouting districts to accommodate construction detours. Specifications for the new fire truck are on the city's website. Once bids have been opened at the August 20, 2014 meeting of the Commission, the trade-in value of Engine No. 2 will be confirmed by a third party as requested by The Board of Works and City Attorney Eric Burns.

- Other

There was no further old business.

New Business:

Review of Financial Schedules

The July financial schedules were presented. The second series of debt payments were made at the end of June which completes the 2014 obligations.

Change Order No. 1 – Navajo S. Ph. I – Fairfield Contractors Inc.

Change Order No. 1 in the amount of \$15,591.48 was reviewed by Dave Buck and included quantity adjustments, additional sidewalk, landscaping, gutters and asphalt patching and brings the new contract amount to \$164,828.48. Commissioner Miller-Wilson moved to approve Change Order No. 1 to the Navajo Street Phase I project between Fairfield Contractors Inc. and the West Lafayette Redevelopment Commission. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Commission President Oates commented on the new accounts payable summary which was provided to the Commissioners. Actual invoices for today's claims were available at the meeting for examination. In the near future, Commissioners will be able to view the accounts payable vouchers through the city's new accounting system.

Payment of Claims

Sagamore Parkway TIF Claims

\$214,896.65

Commissioner Miller-Wilson moved to pay the Sagamore Parkway TIF claims. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Sagamore Parkway TIF claims in the total amount of \$214,896.65 passed 5-0.

KCB TIF Claims

\$7,656.79

Commissioner Gray moved to pay the KCB TIF claims. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the KCB TIF claims in the total amount of \$7,656.79 passed 5-0.

Levee/Village TIF Claims

\$427,982.61

Commissioner Curtis moved to pay the Levee/Village TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$427,982.61 passed 5-0. A listing of claims paid by the Board of Works on behalf of the Commissioner was provided for reference.

Change Order Nos. 1-5 – Midblock Crossings Project – INDOT

Dave Buck commented the change orders are in the INDOT computer format and totals on the cover sheets don't match up. As the change orders are approved, the totals will update and reflect accurate totals. Dave Buck explained the change orders which were addressed individually.

Change Order No. 1 provides additional days to allow for tree planting at the proper time of year. Commissioner Curtis moved to approve Change Order No. 1 to the Midblock Crossings contract between the City of West Lafayette Redevelopment Commission and INDOT. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Change Order No. 2 in the total amount of \$5,797.05 adds a unit price for installed subgrade treatment. Commissioner Gray moved to approve Change Order No. 2 to the Midblock Crossings contract between the City of West Lafayette Redevelopment Commission and INDOT for an additional amount of \$5,797.05 for subgrade treatment IIIA on Project No. 1006476. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Change Order No. 3 removes the sod quantity and replaces it with mulched seeding for a net change of \$351.10. Commissioner Miller-Wilson moved to approve Change Order No. 3 to the Midblock Crossings contract between the City of West Lafayette Redevelopment Commission and INDOT for an additional amount of \$351.10 to replace sod with mulched seeding. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Change Order No. 4 increases the total contract by \$4,183.45 for signal-related equipment items which were omitted but necessary to complete the work. Commissioner Gray moved to approve Change Order No. 4 to the Midblock Crossings contract between the City of West Lafayette Redevelopment Commission and INDOT for an additional \$4,183.45 for signal-related changes. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Change Order No. 5 requests six additional days to complete which adjusts the completion date to August 11, 2014. Commissioner Curtis moved to approve Change Order No. 5 to the Midblock Crossings contract between the City of West Lafayette Redevelopment Commission and INDOT which extends the contract period by six days. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Change Order Nos. 1-3 – Northwestern Ave. Ph., III – Rieth Riley Construction Co., Inc.

Dave Buck explained the change orders which were for the alternates in the original bid package. Change Order No. 1, for bid Alternate No. 2, in the amount of \$115,700.00 was for lighting. Commissioner Curtis moved to approve Change Order No. 1 to the Northwestern Avenue Phase III contract between the City of West Lafayette Redevelopment Commission and Rieth Riley Construction Co., Inc. in an additional amount of \$115,700.00. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Change Order No. 2, for bid Alternate No. 3, was for water lines and hydrant installation in the median islands to provide landscape irrigation and increases the contract by \$13,542.00. Commissioner Gray moved to approve Change Order No. 2 to the Northwestern Avenue Phase III contract between the City of West Lafayette Redevelopment Commission and Rieth Riley Construction Co., Inc. in an additional amount of \$13,542.00 to pay for irrigation. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Change Order No. 3, for bid Alternate No. 4 covered additional LED backlit street name signs, and increased the contract by \$45,220.00. Commissioner Gray moved to approve Change Order No. 3 to the Northwestern Avenue Phase III contract between the City of West Lafayette Redevelopment Commission and Rieth Riley Construction Co., Inc. in an additional amount of \$45,220.00 to pay for additional project signage. Commissioner Curtis seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Proposal – Project Management Services – WL Welcome Signs – Cube & Company

Director of Development Chandler Poole presented two proposals from Mike Swann, President of Cube & Company. The first proposal in an amount not to exceed \$6,912.00 was for the review of current and potential “Welcome to West Lafayette” signage locations and provide project scheduling and coordination. The second proposal was for the investigation of current conditions and status of signage lighting at existing “Welcome to West Lafayette” signage and project management services for miscellaneous streetscape items in the village area in an amount not to exceed \$2,646.00. Chandler Poole requested permission to negotiate a contract with Cube & Company for the two project proposals. He explained that the overall plan for signage work would be from the 2015 budget and the repair work would be split between the Sagamore and Levee/Village TIF Districts. Commissioner Curtis moved to grant authority to the Director of the Department of Development to negotiate a contract between the West Lafayette Redevelopment Commission and Cube & Company in an amount not to exceed \$6,912.00 for planning and investigation of exterior wayfinding signs and “Welcome to West Lafayette” signs which will be paid from the Levee/Village TIF Development Incentives line item. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0. Commissioner Curtis moved to grant authority to the Director of the Department of Development to negotiate a contract between the West Lafayette Redevelopment Commission and Cube & Company for oversight in the repair of the “Welcome to West Lafayette” signs in the Sagamore Parkway TIF and Levee/Village TIF Districts in an amount not to exceed \$2,646.00 with payment being made by each district as appropriate. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Resolution RC 2014-11 A Resolution Requesting the Transfer of Funds

Transfers necessary for current projects were explained and are as follows:

LEVEE/VILLAGE ALLOCATION FUND

From: 29300030-541150 Right of Way Acquisition \$ 220,900.00

To: 29300030-530011 Engineering Services \$ 220,900.00

KCB ALLOCATION FUND

From: 29200050-542160 Trail Construction \$ 22,000.00

To: 29200050-530011 Engineering Services \$ 22,000.00

From: 29300050-535310 Median Maintenance \$ 10,000.00

To: 29300050-5544000 Improvements Other Than Buildings \$ 10,000.00

Commissioner Gray moved to approve Resolution RC 2014-11 A Resolution Requesting the Transfer of Funds. Commissioner Schauer seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Agreement – Happy Hollow Park Ravine Footpath Repair – Simon Construction

Parks and Recreation Superintendent Joe Payne requested approval of the agreement with Simon Construction for the next piece of the project for the Happy Hollow Park entrance at the corner of Salisbury and Grant Streets. Work on two previous phases has been also done by the Parks and Recreation staff. This phase is for bridge replacement. Additional survey work will be necessary to ensure the bridge placement dovetails with the overall plan. Commissioner Schauer moved to approve the agreement between the City of West Lafayette Redevelopment Commission and Sam Simon d/b/a Simon Construction in an amount not to exceed \$47,000.00 for work on the Happy Hollow Park Ravine Footpath repair. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0. Commissioner Miller-Wilson moved to give authority to the Parks and Recreation Department to enter into an agreement with T-Bird Engineering for survey work with regard to the Happy Hollow Ravine Footpath repair in an amount not to exceed \$3,000.00. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Board of Works Authorization for INDOT Claims

Happy Hollow Road – Dave Buck requested authorization for Board of Works approval of INDOT claims. The actual construction contract is between the contractor and INDOT. The invoice will be for the City’s portion of the project. Prompt payment will expedite the contract and issuance of the notice to proceed. Commissioner Curtis moved to grant authority to the West Lafayette Board of Works on behalf of the West Lafayette Redevelopment Commission to approve and pay the invoice between the West Lafayette Redevelopment Commission and INDOT for work on Happy Hollow Road in an amount not to exceed \$1,567,070.00. Commissioner Miller-Wilson seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Cattail Trail Extension – Dave Buck also requested authorization for Board of Works approval of the INDOT claim for the Cattail Trail Extension Project for the local match up to the bid price and any overage for the bid. Commissioner Miller-Wilson moved to grant authority to the West Lafayette Board of Works on behalf of the West Lafayette Redevelopment Commission to approve and pay the invoice between the West Lafayette Redevelopment Commission and INDOT for work on the Cattail Trail Extension Project in an amount not to exceed \$228,765.00. Commissioner Gray seconded.

The roll call vote:

Aye: Gray, Miller-Wilson, Schauer, Oates, Curtis

Nay:

The motion passed 5-0.

Other

There was no further new business.

Public Comment

Public Comment was requested. Mayor Dennis thanked the Commission for their diligence on the multiple projects currently in progress. He is looking forward to the implementation of the State Street Master Plan.

**Wednesday, August 20, 2014 @ 8:30 a.m.
Morton Community Center – Multi-purpose Room**

Adjourn

There being no further new business, Commissioner Curtis moved to adjourn. Commissioner Miller-Wilson seconded. The meeting adjourned at 10:00 a.m.

Stephen B. Curtis
Secretary

Approved:

Lawrence T. Oates
President